

TRAIL PROPOSAL

HIGH STAR RANCH, KAMAS, UTAH

From:

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Sagebrush Trails & Services, LLC is pleased to have the opportunity to present High Star Ranch a proposal to construct Phase 1 of a trail system. We have the experience and expertise to design and construct exceptional quality trails that can provide a variety of riding experiences. Sagebrush Trails & Services has been in business for 5 years and has recently brought in new members that bring more depth and add strength to the team. Together we have over 20 years of experience in planning, designing and constructing trails. We are excited to offer our services to the communities around the Wasatch Mountains.

This proposal will includes :

1. Trail proposal and scope of work
2. Proposed Schedule and cost for completing the work – design and construction
3. Examples of past work
4. List of references

1. Trail Proposal and Scope of Work

In the discussions I have had with Heber, it is my understanding that the goals of this trail project are for the trails to be geared mainly for mountain bikers, provide a 1 hour loop option, build a variety of trails, build trails with sensitivity to the visual impacts, and provide a quality experience that people will want to use.

In looking over the terrain, topographic information and property boundaries I feel this project lends itself to a unique and diverse system of trails. With the space and terrain available in Phase 1, and with mountain biking being the target user group, there is ample room and terrain to build a variety of styles and ability level of trails and provide some directional trail options and meet the goals.

In all trail projects we design and construct, we approach them with these three factors in mind:

- usability of the selected user group or groups
- sustainability of the trail surface
- impact of the trail, both visually and environmentally

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Sagebrush Trails utilizes mini excavators to cut and build the trails. We feel this method allows us to build more sensitively, minimizing visual effects and build in tune with the natural terrain. Excavators allow us to use the soil where it is needed. Rocks and top soil can be sorted out and good mineral soil kept and used to build the tread. Dozers mix and plow needed soil off to the side which then has to be side cast, leaving a wide and visible scar. Our experience using excavators has given us the ability to create trails with a natural feel and flow or build more sculpted and tilted trails such as flow trails and free-ride trails.

The terrain in the Phase 1 area at High Star Ranch is fairly rocky and there are areas of steep side slopes. There is very little canopy cover to protect the soil from the elements making it more prone to minor erosion issues. The rocks help stabilize the trail surface and can be used add natural technical challenges. The rocks can be used to add character and flavor to the trails.

The area selected for Phase 1 is close to the base area which makes it the gate way to the trail system. It is key to build easy to moderate level trails that provide access for a wide range of riders. To achieve this, the grades of the trail in our proposal are kept low to moderate. Some steeper grades will be included to add challenge in appropriate places but will be kept short to keep the trails available to the majority of users. Keeping the grades low will also have a positive effect on the long term maintenance and erosion issues that are common on natural surface trails. It is also important to High Star Ranch to minimize the visual impacts that trails can have on a hillside. By utilizing mini excavators and placing the trails on the lower angled slopes and in the scrub oak trees we can minimize the visual impacts of the trails.

We feel we have maximized the good terrain available in Phase 1 for building trails. In our proposal there is approximately 4.4 miles of trail. We propose one main loop with one or two connections through the middle to provide optional loops. These loops can be configured in a multitude of ways and when combined with the proposed downhill trails can make a one hour ride. This main loop can be designed and built as directional trails or for multi-directional use. There are both pros and cons to each of these. Directional trails can be designed and built for better flow and fun, and can eliminate user conflicts. Multi-directional trails provide more options. There are two small areas in the Phase 1 area that have good terrain to build trails designed for downhill only use. Each area is different and will provide two unique experiences, one with a smoother surface and higher degree of flow (trail 1) and the other more technical (trail 2).

This proposed trail layout is a starting point and we look forward to working with the project managers on the final layout.

See following page for map of proposed trails

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3 EXAMPLES of PAST WORK

Sagebrush Trails & Services projects:

DuBois and Sun Creek Trail, Sun Peak HOA, Park City, UT—planning, design, construction

Antelope Island State Park Trail—construction

Sage Loop, Wasatch State Park, Midway, UT— design, construction

Sagebrook Trail, Sagebrook HOA, Park City, UT—planning, design, construction

Multiple trails in Maple Ridge Ranches, Oakley, UT—planning, design, construction

Flying Mormon Trail - construction; advance jump trail, Eagle Velodrome and Cycle Park, Eagle, ID.

Deer Valley – Super G Trees and Payroll - design, construction; beginner and intermediate downhill trails, Park City, UT.

Draper Cycle Park, Draper City, UT—design, construction

The members of Sagebrush Trails & Services each have individual experience in trail building working through other entities, providing meaningful experience. Below is a list of projects that were completed by our members:

Mid Mountain Trail, Park City, UT—construction

Galena Lodge Trails, Sun Valley, Idaho—construction

24-7 Trail, Park City, UT—construction

Bob's Basin - planning, design, construction; a system of directional flow trails and downhill trails; Park City, UT.

Road to Arcylon – planning, design, construction, volunteers; advanced jump trail, Park City, UT.

Trailside Bike Park - planning, design, contract management, construction management, construction, volunteers; Park City, UT.

School Yard Pump Track – planning, design, construction; Park City, UT.

Park City Dirt Jump Park— design, construction



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4 REFERENCES

Brenda Lake, Sunpeak Management Consultants; 435-640-1150 (Bob Radke, Sagebrush Trails)

Alex Neiroth, President Maple Ridge Ranches HOA; 203-451-8181 (Bob Radke, Sagebrush Trails)

Steve Graff, Mountain Bike/Ski Patrol Manager Deer Valley; 435-513-2796 (Bob Radke, Sagebrush Trails)

Tate Shaw, , Park City Recreation; 435-615-5418 (Derek Thomson)

Ted O'Brian, Parks and Trails Manager Snowmass, CO; 970-306-9953 (Derek Thomson)

Toni Wallbridge, WAFTA; 801-209-8522 (Ric Statten)